

# For Sale or Lease

10827 Alder Circle - Dallas, TX 75238

NE DALLAS / GARLAND SUBMARKET

**HEAVY POWER  
1600 AMPS**



**CITADEL  
PARTNERS**

Real Estate Advisors

**Scott Jessen, SIOR, CCIM**

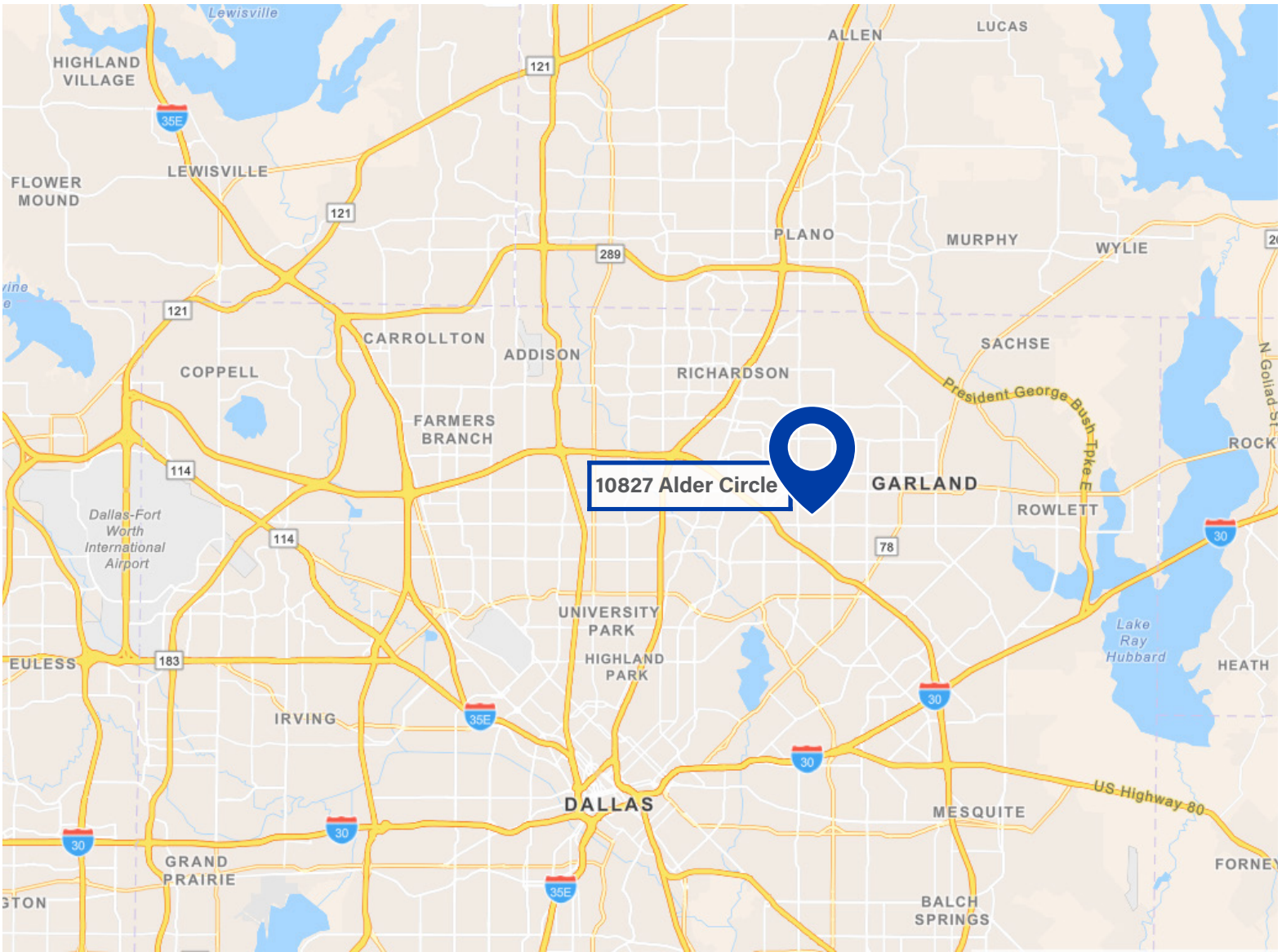
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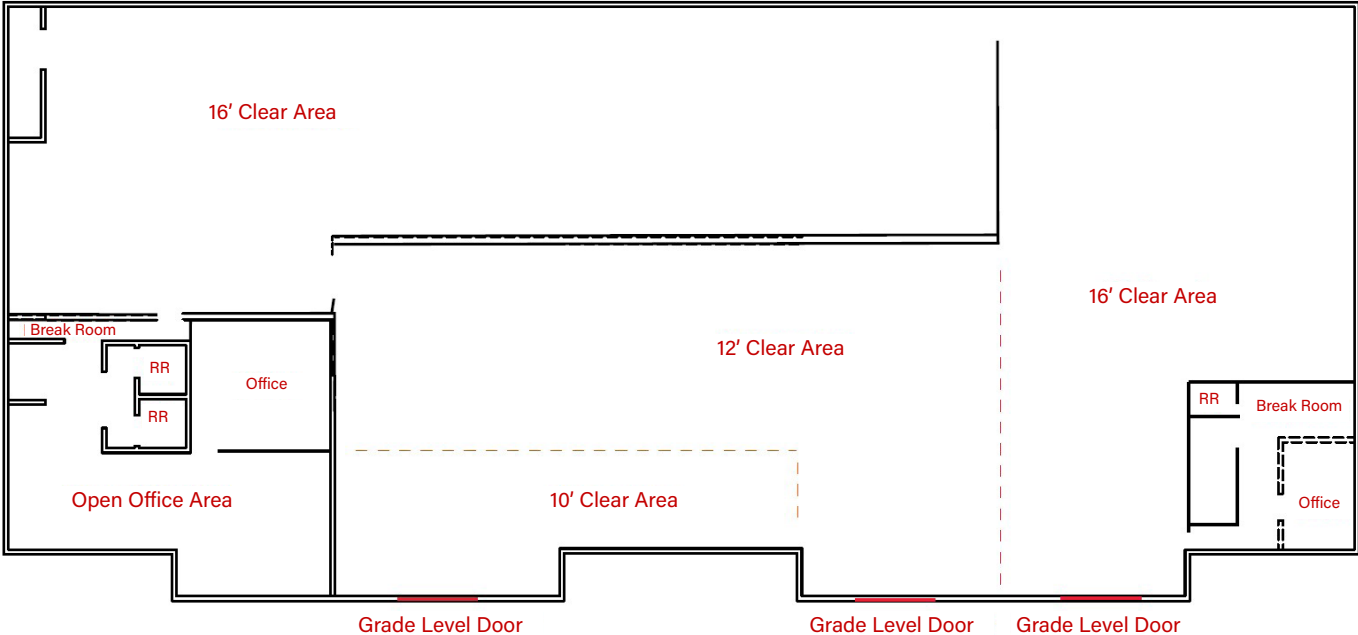
# Property Highlights

- Single-Story Flex/Industrial
- 8,980 SF (Est. 1,900 SF Office)
- 0.51 AC Site
- Heavy Power (1,600 Amps)
- 100% HVAC
- Built in 1986
- 3 Grade Level Doors
- 10' to 16' Clear Heights
- Masonry Construction
- Zoned Industrial Research
- Single Tenant (Ability to make 4 Suites)
- 3 Restrooms
- 2 Breakrooms
- 1.78/1,000 SF Parking Ratio (16 Spots)



# Floorplan

\* FLOORPLAN NOT TO SCALE



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